



ROAD MAP

Contract No.: **FB-00123**

Contract Title: **A/C Chillers, Auxiliary Equipment, Water Treatment Full Service Contract**

1. Purpose

The purpose of this solicitation is to establish a full service contract to provide all necessary labor, transportation, material and equipment to furnish a comprehensive program of, inspections, testing, preventive maintenance, emergency repair, routine repair, boiler and water treatment services for all of the air conditioning and water treatment equipment including but not limited to the cooling tower HVAC, chillers, structural Components, chilled water pumps and associated piping located at each awarded facility.

Please see attachment labeled FB-00123 Sites and Prices for Group 1 – Full Service Maintenance Contract.

2. Initial Inspection (Section 3.2.A)

The successful bidder(s) within the first sixty (60) days of the contract shall report back to the department all deficiencies found after the initial inspection. If the successful bidder is also the previous bidder servicing the equipment on the previous contract, all deficiencies shall be repaired at the successful bidder's expense. If the successful bidder is not the previous bidder servicing the equipment on the previous contract, the County will contact the previous bidder to bring the equipment to OEM standards. If the facility and/or equipment were not included in the previous contract, the County shall pay the successful bidder the hourly rate(s) provided in Section 4, the hourly rate(s) quoted shall be deemed to provide full compensation to the bidder for labor, equipment use, and travel time. The cost of parts and materials shall be paid on a cost "pass-thru" basis. The successful bidder shall charge the County the same invoice prices he or she is charged by his or her supplier. A copy of the successful bidder's invoice from the supplier for parts shall be submitted with the successful bidder's invoice for payment. In cases where the successful bidder manufactures its own parts, the bidder will charge the County a price no higher than he or she charges his or her most favored customer. The County reserves the right to request verification.

3. Additional Services (Section 2.22 of the contract) – Group 1

Additional services under this contract are considered to be any work not covered under this solicitation, but that is part of the air conditioning and water treatment equipment located at the each awarded facility. Additional services shall be obtained from the bidder servicing that facility, and will be paid at the hourly rate(s) provided in Section 4 when performed Monday through Friday between the hours 8:00 a.m. to 5:00 p.m., including the County observed Holidays; and at time and a half (1-1/2) when performed at any other time, including County observed holidays. The **hourly rate(s)** shall be deemed to provide full compensation to the bidder for labor, equipment use, and travel time. The cost of parts shall not exceed a **10% mark-up** from the bidder's actual cost. If requested, damaged or worn parts shall be submitted for inspection to the County.

If an excess is reported in a bidder's estimate, the bidder may be ineligible for award of that specific order. The bidder shall supply proof of purchase invoice copy for all purchased parts and materials. The actual charge to the County from a successful bidder(s) for a specific project shall not exceed ten percent (10%) of the bidder's initial estimate without the expressed prior approval from the County. If the County determines that the price submitted by the bidder is not competitive, the County reserves the right of acquiring the services through a separate solicitation.

LABOR RATE(S) – Group 1		
Vendor	Position(s)	Rate(s)
Johnson Controls, Inc.	Journeyman	\$ 116
	Apprentice	\$ 82



ROAD MAP

Contract No.: **FB-00123**

Contract Title: **A/C Chillers, Auxiliary Equipment, Water Treatment Full Service Contract**

Cool Water Air Conditioning, Inc.	Journeyman	\$ 100
	Foreman	\$ 115
	Apprentice	\$ 65
Southeastern Chiller of Miami, Inc.	Journeyman	\$ 120
Weathertrol Maintenance Corp.	Supervisor (Engineer)	\$ 170
	Supervisor (Field)	\$ 140
	Journeyman	\$ 105
	Helper	\$ 90

4. Awarded Bidders and respective subcontractor (Group 1 Full Service Maintenance Contract)

BUSINESS NAME	WATER TREATMENT SUB	CONTACT	PHONE	E-MAIL
Johnson Controls, Inc.	<i>Chem Aqua</i>	Dave Powell Robert Ramos	866-825-8860	dave.powell@jci.com robert.g.ramos@jci.com
Cool Water Air Conditioning, Inc.	<i>South Florida Water Consultants</i>	Stephen Kerney	305-807-0288	steve@coolwaterac.com
Southeastern Chiller of Miami, Inc.	<i>Garratt-Callahan</i>	Brian Aucoin	954-796-8779	brian@sechillers.com
Weathertrol Maintenance Corp	<i>South Florida Water Consultants</i>	Antonio Perez	305-908-1000	tperez@wtrol.com

5. Group 2 – Purchase, Replacement and Installation of Capital Equipment (Pre-qualification of bidders. – Closed pool

The County may replace or add new capital equipment at any awarded site including, chillers, pumps, cooling towers, etc.

Note: Vendors in Group 2 that are not part of group 1 will be required to obtain insurance when a quote is awarded. If a project requires work at the A.O.A., Aviation needs to confirm with Procurement Management if awarded bidder has the correct insurance coverage. Under no circumstances are Contractors permitted on the Aviation Department, Aircraft Operating Airside (A.O.A) at Miami International Airport without increasing automobile coverage to \$5 million. Only vehicles owned or leased by a company will be authorized. Vehicles owned by individuals will not be authorized. \$1 million limit applies at all other airports.

BUSINESS NAME	CONTACT	PHONE	E-MAIL
Johnson Controls, Inc.	Dave Powell Robert Ramos	866-825-8860	dave.powell@jci.com robert.g.ramos@jci.com
Cool Water Air Conditioning, Inc.	Stephen Kerney	305-807-0288	steve@coolwaterac.com
Southeastern Chiller of Miami, Inc.	Brian Aucoin	954-796-8779	brian@sechillers.com
Weathertrol Maintenance Corp	Antonio Perez	305-908-1000	tperez@wtrol.com
Cool-Breeze Air Conditioning Corp	Frank D. Crawley	305-226-2665	frank@cool-breezeac.com



ROAD MAP

Contract No.: **FB-00123**

Contract Title: **A/C Chillers, Auxiliary Equipment, Water Treatment Full Service Contract**

Trane U.S. Inc.	Fernando Lagomasino	954-499-6900	fdlagoma@trane.com
Honeywell International Inc	Henry Pino	305-929-9839	Henry.pino@honeywell.com

6. Award History / Addendums to the Award Sheet

Add no.	Date issued	Event	Agent
3	2/1/16	Chiller #2 has been added to building 43 for years 2,3,4,5, and 6. The aforementioned is allowed by the provisions of section 2.17.A of the contract	Yuly Chaux-Ramirez
2	12/8/15	On October 26, 2015 Weatherrol was advised via e-mail the County's decision to remove from the contract Chiller 1 (Carrier) from Site 13 (Concourse G) starting November 1, 2015. Today, the roadmap and the table of sites and prices has been revised to reflect this change.	Yuly Chaux-Ramirez
1	4/14/15	By mutual consent between awarded vendors and the County, it has been decided that payment will not be monthly, but quarterly. The attached document of Sites and Prices has been revised to show this change. The aforementioned is allowed by the provisions of section 1.23 of the contract.	Yuly Chaux-Ramirez